

COUNTY OF HORRY

STATE OF SOUTH CAROLINA

ORDINANCE 108-19

**AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE RURAL TOURISM PERMIT.**

**WHEREAS**, Horry County Planning and Zoning staff inadvertently omitted a provision in the Rural Tourism Ordinance which excluded parcels zoned Residential; and,

**WHEREAS**, Horry County Planning Commission and I&R Committee recommended approval of this ordinance including this provision; and,

**WHEREAS**, it is the intent of the Horry County Council to reconcile the standards of the zoning ordinance.

**NOW THEREFORE**, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

**1. Amendment of Appendix B, Zoning Ordinance, Article XIII, Section 1304.1.** Section 1304.1 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown underlined and bolded shall be-added)

**1304.1 - Rural Tourism permit.**

All owners and operators seeking the establishment of Rural tourism activities as defined herein shall be required to obtain a Special Exception from the Zoning Board of Appeals.

**(A) Intent.**

To support economic growth in rural areas while simultaneously preserving open space and farm land. The permit may provide relief from certain commercial standards that are inconsistent with the surrounding rural character.

**(B) Permitted activities.**

**1. Rural Tourism activities are permitted provided:**

- a. The parcel is a minimum of 20 acres or 20 total contiguous acres and within a Rural area, Rural Corridors, Rural Community, Rural Activity Center, Transitional Growth Area, Scenic Conservation, or Preserved Open Space as identified on the active future land use map; and

**b. The parcel is not zoned Residential; and**

- ~~c. b.~~ Rural Tourism Activities shall comply with Table 1, Operation Designations. Rural Tourism does not include amusement activities specified in the AM1 & AM2 zoning districts unless expressly stated in the table below.

**2. The requirements of Chapter 13, Article III (Noise Control) of the County Code shall be met.**

**3. If plans include use of a building onsite, a courtesy inspection will be made by Horry County Code Enforcement to ensure the building complies with accepted safety standards.**

**4. Upon approval, the Rural Tourism Activity may be exempt from Landscaping and Buffering requirements and Article XI of the Horry County Zoning Ordinance.**

**5. No event shall exceed 499 attendees at one time, unless a Special Event permit has been approved.**

**(C) Application procedures.**

**1. A completed Rural Tourism Special Exception application shall be made to the Planning and Zoning Department. Applications shall include the following:**

- b. A master plan identifying all existing and proposed: structures, parking areas, ingress and egress, restroom facilities and uses.

- c. An operation plan that includes planned event days, type of activity and hours of operation.

TABLE 1

<i>Activities</i>	<i>Definition</i>
Agricultural Activities	These activities can include, but are not limited to: rent-a-row, you-pick operations, harvest market
Education Classes/ Tours	Classes/ tours focused on rural or agricultural education. (i.e. bird watching, flora and fauna identification, farm / rural tours, farm / rural museum, fishing instruction, kayak or paddle board instruction)
Food Service, including, Food Trucks	On-site consumption of food, to include Farm to Table events
Rural Activities	These activities can include, but are not limited to: zip lines, motorized and non-motorized trail rides (does not include racing activities), horseback riding, kayaking, fishing and petting zoos.
Rural Retail	Nurseries and the sale of agricultural products, produce and value added products.
Seasonal Activities	These activities can include, but are not limited to: corn mazes, haunted houses/ forests, egg hunts, and holiday light displays
Events	These events can include, but are not limited to: weddings, birthdays, and corporate events

3. **Severability**: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
4. **Conflict with Preceding Ordinances**: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.
5. **Effective Date**: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 7th day of January, 2020.

HORRY COUNTY COUNCIL



Johnny Gardner, Chairman

Harold G. Worley, District 1  
Dennis DiSabato, District 3  
Tyler Servant, District 5  
Orton Bellamy, District 7  
W. Paul Prince, District 9  
Al Allen, District 11

Bill Howard, District 2  
Gary Loftus, District 4  
Cam Crawford, District 6  
Johnny Vaught, District 8  
Danny Hardee, District 10

Attest:



Patricia S. Hartley, Clerk to Council

First Reading: November 19, 2019  
Second Reading: December 10, 2019  
Third Reading: January 7, 2020